

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**October 23, 2008**



**Rezoning RZ 08-19: S.O.S. Ministries, Inc.**

**CASE DESCRIPTION:** a request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Mixed Use District (PD-M)

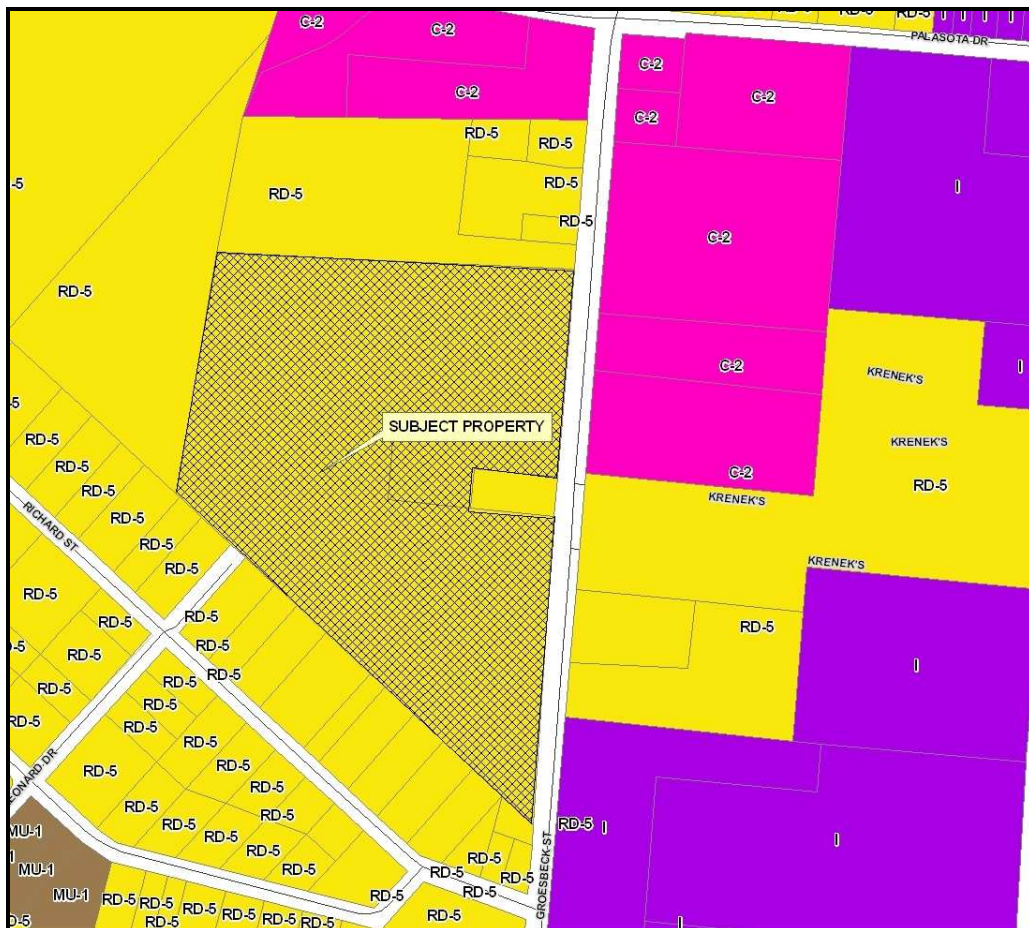
**LOCATION:** a tract of land adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street, being 20.61 acres of land out of Zeno Phillips League, A-45

**APPLICANT(S):** S.O.S. Ministries, Inc.

**AGENT:** Stewart Kling, of Kling Engineering and Surveying, Inc.

**STAFF CONTACT:** Martin Zimmermann, Planning Administrator

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this rezoning request.



**AERIAL PHOTOGRAPH (2008):**



**PHOTOGRAPHS OF SUBJECT PROPERTY (TAKEN 10/15/2008):**



## **BACKGROUND:**

EXISTING LAND USE: vacant land, uninhabited residential structure and residential accessory buildings

## SURROUNDING ZONING AND LAND USES:

north	RD-5	telecommunications facility, single-family homes
east	C-2, RD-5, I	church, manufactured home park, commercial use, telecommunications tower
south	RD-5	single-family homes
west	RD-5	telecommunications tower

The subject property is approximately 21 acres in size and zoned Residential District – 5000 (RD-5). The property is currently owned by Save Our Streets (S.O.S.) Ministries, Inc., a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults. S.O.S. Ministries partners with approximately 300 volunteers and over 75 churches, has regularly scheduled activities throughout the week and various outreaches all through the year. Current activities include weekly bible studies, neighborhood outreaches providing school supplies, food and clothing, S.O.S. Men's home, S.O.S. Lawn Service, financial stability programs, family counseling, volunteer orientations and training and mentoring programs. S.O.S. Ministries hopes to implement additional programs in the future, including a charter school, a vocational school, GED classes, recreational facilities, child development and parenting classes. Please also refer to the attached overview provided by the applicants.

S.O.S Ministries is requesting to change the zoning of the subject property to Planned Development – Mixed Use District (PD-M) to be able to use this property for all of the aforementioned programs and activities in a campus-like setting, as shown on the accompanying development plan. The development plan shows the proposed development of this property with several buildings, planned to be utilized for classroom, meeting, office and warehousing/storage uses. The proposed floor area of all proposed buildings totals approximately 120,000 square feet. In addition, the plan shows the location of proposed off-street parking areas as well as group living and athletic facilities and a 25-foot wide open space buffer around the margin of this property.

The continued use of land and buildings within this PD-M is proposed to be limited to non-governmental but not-for-profit educational vocational training and rehabilitation programs for at-risk youth and adults and associated accessory uses. Physical development within this proposed PD-M District is proposed to comply with development standards and limitations of the City of Bryan Code of Ordinances that apply to properties in Retail (C-2) zoning districts, subject to the following additional standards, limitations and/or allowances:

1. All physical development shall generally conform to the development plan.
2. At least one-third (1/3) of all those building facades on the subject property which are visible from public right-of-way for Groesbeck Street shall be constructed of either vertical standing seam metal panels, glass, wood, stucco, masonry or tilt-up concrete wall.
3. All residences shall be of wood-frame construction with shingle roofs.
4. Outdoor storage of landscaping material and equipment shall be allowed on the subject property, so long as any such outdoor storage is located at least 500 feet from public right-of-way for Groesbeck Street and so long as landscaping material and equipment is completely screened from

view by a six-foot barrier from public right-of-way for Groesbeck Street. Allowable screening materials shall include solid wood (not including plywood, particleboard, or similar composite), masonry (brick or stone), a combination solid wood and masonry, and earth berms and landscaping, so long as all plant materials used for screening purposes are of an evergreen nature and at least 6 feet in height.

5. Off-street parking shall be provided at a ratio of one (1) space per four-hundred (400) square feet of gross floor area of all buildings on the subject property.

Development of this property is planned to occur in phases. On September 17, 2008, S.O.S. Ministries submitted a site plan of the first development phase for this property (office/basketball/meeting building and parking area off Groesbeck Street) for review by the Site Development Review Committee. Final approval of that site plan will require prior approval of this rezoning request by City Council as well as approval of a preliminary plan and a final plat for this acreage.

#### **RELATION TO BRYAN'S COMPREHENSIVE PLAN:**

The City of Bryan adopted a new Comprehensive Plan in January 2007. The plan includes policy recommendations related to the various physical development aspects of the community. City-wide land use policies articulated in the Comprehensive Plan suggest that land uses should be located so that appropriate buffers separate dissimilar uses. The Plan further suggests that where incompatible land uses must adjoin each other, zoning boundaries should be drawn along rear property lines such that activities face away from each other to avoid potential negative impacts. Finally, the Comprehensive Plan recommends encouraging and promoting compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically.

#### **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**The area surrounding the subject property is currently zoned for and developed with a wide range land uses, including single-family homes, telecommunications facilities and commercial uses. Staff believes that the proposed PD-M Districts which, if approved, would allow the development of this property into a campus for educational vocational training and rehabilitation programs, will be appropriate at this particular location. Staff contends that, with the proposed limitations on land use and physical development, including buffer areas, facade improvements and required screening, future use of this site for programs and activities targeting at-risk youth and adults can be successfully integrated within the fabric of this particular neighborhood.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**The subject property adjoins Groesbeck Street which is classified as major arterial street on Bryan's Thoroughfare Plan. Right-of-way for Groesbeck Street in front of the subject property**



is currently 80 feet wide and is improved with a 24-foot wide ribbon of pavement. The applicants are proposing to dedicate 20 feet of right-of-way to increase the width of Groesbeck Street to 100 feet in front of the subject property. The ideal right-of-way width for major arterial streets is 120 feet. There is reasonable expectation that the remaining 20 feet of right-of-way to make this street 120 feet wide can be acquired if and when property on the east side of Groesbeck Street, across from the subject property develops or redevelops. Any issues regarding utility capacity will be addressed at the time of development.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**There are currently no other areas classified for similar development. This proposed PD-M District, if approved, would be the first of its kind in Bryan. Staff believes that approving this zoning district at this location should not affect the developability of other properties in this vicinity or elsewhere in the city.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff is not aware of any other campus developments for educational vocational training and rehabilitation programs in the community.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**As mentioned above, there are currently no other areas classified for similar development.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff is unable to discern any other factors related to this rezoning request that will adversely affect health, safety, morals, or general welfare.**

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform with applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features, within the standards established by this section.

**Staff believes that use and development proposed at this location, if limited to educational vocational training and rehabilitation programs and associated accessory uses, will generally be compatible with existing and anticipated uses surrounding this property. Staff believes that the proposed use and development of this property should have minimal (if any) adverse impacts on nearby properties and the City as a whole.**

2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this section.

**Staff is unable to identify any potentially adverse effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of the proposed PD-M District.**

3. Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**Staff contends that the proposed development will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity.**

4. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

**Staff contends that the proposed development will not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.**

5. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

**Staff contends that the proposed development will reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts, in conformance with applicable city ordinances.**

6. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.

**Staff believes that the proposed use and development of this property with facilities for educational vocational training and rehabilitation programs will neither adversely affect health, safety, morals, or general welfare nor be materially injurious to properties or improvements in the vicinity.**

#### **RECOMMENDATION:**

Staff recommends **approving** the proposed rezoning to Planned Development – Mixed Use District (PD-M), as requested.